

City of Milwaukee

Things We've Learned About Brownfields Redevelopment

- Lesson 1: Brownfields redevelopment works best with a plan.
--Beerline "B", Park East, Menomonee Valley
- Lesson 2: Revitalization of neighborhood retail districts can mean inheriting a large number of small neighborhood contaminated sites.
--Martin Luther King Jr. Blvd.
- Lesson 3: Most tax delinquent brownfields have no hope of redevelopment without the City's intervention.
- Lesson 4: Small neighborhood commercial sites can be very expensive.
--1101 E. Kane, King/Hadley, 3070 N. MLK, 3009 N. Humboldt etc.
- Lesson 5: The WI PECFA program works well with EPA Petroleum Assessment Funds.
- Lesson 6: It has been difficult to attract minority owned businesses and developers to brownfields redevelopment.
- Lesson 7: Demolition funds are critical to many projects.
--SAG and Commerce
- Lesson 8: Milwaukee needs to be involved in projects with an industrial end use even if those projects are rarely pretty.
- Lesson 9: Milwaukee's brownfields team has an idiosyncratic organizational structure that has been an asset to our efforts.
- Lesson 10: Many Milwaukee brownfields projects require site assembly.
- Lesson 11: There are advantages and disadvantages of using each of the grant programs.
- Lesson 12: Restrict yourself to public property and right of ways when conducting area-wide groundwater investigation.
- Lesson 13: It can be a complex undertaking to combine many funding sources for a single project. Lack of flexibility on timing and the emphasis on "reimbursement" can cause significant cash flow problems.
- Lesson 14: Keep in close communication with developers who specialize in or are tolerant of brownfield projects.